

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: September 12, 2013

CALENDAR NO.: 29,747

NO. 025526 MAYOR COUNCIL SERIES

BY: COUNCILMEMBER GRAY 

AN ORDINANCE to amend and reordain the text of Article 10. Overlay Zoning Districts, Miscellaneous Zoning Districts, Planning Development Districts and Design Review Districts of the Comprehensive Zoning Ordinance, No. 4264 M.C.S., as amended, to amend and existing design standards in Section 10.1 "UC Corridor District", Section 10.2 "Eastern New Orleans Renaissance Corridor District" and Section 10.3 "Highway Urban Corridor District" in Eastern New Orleans; and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 61/13 was initiated by City Council Motion M-13-137 and referred to the City Planning Commission; and

WHEREAS, the City Planning Commission held a public hearing on this zoning petition and recommended approval of the text amendment in its report dated August 5, 2013 to the City Council, present in Zoning Docket Number 61/13; and

WHEREAS, the recommendation of the City Planning Commission was upheld and the changes were deemed to be advisable and necessary and in the best interest of the City and were granted approval as stated in Motion Number M-13-306 of the Council of the City of New Orleans on August 22, 2013.

1 SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS that Article

2 10 of the Comprehensive Zoning Ordinance of the City of New Orleans, No. 4264 M.C.S., as amended, be, and is
3 hereby amended and reordained to read as follows:

4 ARTICLE 10. OVERLAY ZONING DISTRICTS, MISCELLANEOUS ZONING DISTRICTS, PLANNED
5 DEVELOPMENT DISTRICTS AND DESIGN REVIEW DISTRICTS

6 * * *

7 Section 10.1A - UC Urban Corridor District.

8 10.1A.1. Purpose of the District.

The purpose of the UC Urban Corridor District is to provide for a superior environment along major urban transportation corridors through application of an overlay district. The overlay district regulations are intended to supplement the regulations of the underlying (base) zoning districts and to provide for harmony and compatibility of development over the length of the corridor. These special regulations include provisions relative to the development of certain land uses as conditional uses, and unique provisions pertaining to accessory signs and design requirements intended to support and complement land use development and establish a positive design image.

10.1A.2. Areas of Applicability.

This district is intended for application along transportation corridors in a suburban setting. The UC Urban Corridor District applies to the following areas:

1. General DeGaulle Urban Corridor, including General DeGaulle Drive from the Westbank Expressway to the Intercoastal Canal and a portion of Behrman Place and Behrman Highway from General DeGaulle Drive to the Orleans/Jefferson Parish line.
2. Chef Menteur Highway Urban Corridor including those lot(s) fronting on and all lot(s) fronting on intersecting major streets one (1) municipal square length to the rear along Chef Menteur Highway for the entirety of its length from Peoples Avenue to the Industrial Canal.

10.1A.3. Regulations of the Underlying Zoning District.

Unless otherwise noted in the UC Urban Corridor District regulations, the regulations of the underlying zoning district shall apply. Single- and two-family uses when located in a single- or two-family zoning district shall not be subject to the regulations of the UC Urban Corridor District.

10.1A.4. Uses Authorized in the District.

Only those uses of land listed under permitted use, accessory use or conditional use provisions of this section are authorized within this zoning district. Supplementary use standards, which are set forth in Article 11, apply to any permitted, accessory or conditional use designated with an asterisk (*) in the use lists appearing in this section.

10.1A.5. Permitted Uses.

1. Permitted uses in the General DeGaulle Urban Corridor shall be the same as the permitted uses authorized in the underlying zoning district, except as limited in Section 10.1.7. These permitted uses are subject to compliance with the special site design conditions specified in Section 10.1.11. Nothing herein shall be

36 construed to supersede preexisting zoning districts which require site plan review, such as a residential
37 planned community (RPC) or a conditional use (CU).

38 2. Permitted uses in the Chef Menteur Highway Urban Corridor shall be the same as the permitted uses
39 authorized in the underlying zoning district, except those uses listed below shall be prohibited. These
40 permitted uses are subject to compliance with the special site design conditions specified in Section
41 10.1.11. Nothing herein shall be construed to supersede preexisting zoning districts which require site plan
42 review, such as a residential planned community (RPC) or a conditional use (CU). Section 10.1A.7 shall
43 not apply to the Chef Menteur Highway Urban Corridor.

- 44 a. Adult establishments.
- 45 b. Massage parlors.
- 46 c. Health clubs.
- 47 d. Spas.
- 48 e. Hotels/motels providing rental at an hourly rate.

49 *10.1A.6. Accessory Uses.*

50 The accessory uses authorized in the UC Urban Corridor District shall be the same as the accessory uses authorized
51 in the underlying zoning district.

52 *10.1A.7. Conditional Uses.*

53 The following uses of land are authorized as conditional uses within the UC Urban Corridor District upon approval
54 of a conditional use permit under the standards and procedures contained in Section 16.6 of these zoning
55 regulations:

- 56 1. Any conditional use authorized in the underlying district shall be a conditional use in the UC Urban
57 Corridor District.
- 58 2. Where allowed as a permitted use in the underlying zoning district, the following shall be conditional uses:
 - 59 a. Cocktail lounges and bars.
 - 60 b. Fast food and drive-in restaurants.
 - 61 c. Any new development occupying more than 10,000 square feet of floor area or more than one (1)
62 acre of site area.

- d. Car washes, including automated and hand wash facilities, but excluding car washes operated as accessory uses to gasoline stations. *(See Section 11.59)

10.1A.8. *Permitted Attached Identification Signs.*

When applied to commercial, industrial, and RM-4 Multiple-Family Residential Districts, the following sign regulations supersede those of and take precedence over the sign regulations applicable in the underlying zoning district. These sign regulations shall not be subject to waiver or variance by the Board of Zoning Adjustments but may be appealed to the City Council in accord with the provisions of Section 16.9. For the purpose of this section, "development" refers to a site which is a lot or lots considered as a unit. Subject to the general sign regulations of Article 12, the following accessory signs are permitted in the UC Urban Corridor District:

1. Each business on the premises shall be allowed one (1) attached identification sign, either flat or projecting, per street frontage with a maximum of two (2) signs, subject to the following provisions:
 - a. Permitted Contents: Identification by letter, numeral, symbol or design, its name and/or address and the nature of the use.
 - b. Permitted Sign Area:
 - i. The sign area shall be computed at one (1) square foot per lineal foot of building width or tenant space width along the wall which faces the public right-of-way on which the business has its main address. The maximum sign area shall be limited to seventy (70) square feet and no sign shall be required to be smaller than twenty-four (24) square feet.
 - ii. Exception: When a main building is set back farther than 200 feet from the public right-of-way, an additional one-half (½) foot will be permitted per foot of setback, beyond the first 200 feet. However, the maximum permitted sign area shall not exceed two (2) square feet per lineal foot of the width of the building or tenant space.
 - c. Permitted Height: No sign shall be erected above the parapet level of the main building.
 - d. Permitted Illumination: Signs may be illuminated but shall not flash, blink, fluctuate, be animated or change physical position by movement or rotation. No back-lit canopies/awnings with signage shall be permitted.

2. Each business on the premises shall be allowed two (2) nonilluminated canopy signs with the area for each sign limited to three (3) square feet. No back-lighting of the canopies shall be permitted.

3. Directional signs limited in area to four (4) square feet, each giving directions to motorists regarding the location of parking areas and access drives shall be permitted as accessory signs. Directional signs shall be not more than six (6) feet in height above the ground; may be illuminated but shall not flash, blink, or fluctuate; and shall not be animated.

10.1A.9. Permitted Detached Identification Signs.

When applied to commercial, industrial, and RM-4 Multiple-Family Residential Districts, the following sign regulations in this section supersede and take precedence over the sign regulations applicable in the underlying zoning district. These sign regulations shall not be subject to waiver or variance by the Board of Zoning Adjustments but may be appealed to the City Council in accord with the provisions of Section 16.4. For the purpose of this section, "development" refers to a site which is a lot or lots considered as a unit for development purposes. Subject to the general sign regulations of Article 12, the following accessory signs shall be permitted in the UC Urban Corridor District:

1. Single Occupant Site: Each single occupancy development shall be allowed one (1) detached identification sign per street frontage, with a maximum of two (2) signs when the fronting streets are nonintersecting or when on intersecting streets where the placement of the second sign is a minimum distance of 350 feet from the first sign, measured along the street edges, subject to the following provisions:

a. Permitted Contents: The contents are limited to identification by letter, numeral, symbol or design of the use, its name and/or address.

b. Permitted Sign Face Area: The allowable sign shall be computed at one (1) square foot per lineal foot of street frontage with a maximum of seventy (70) square feet. Street frontage is defined as the width of the lot or development site along the public right-of-way in which the business has its main address.

c. Permitted Changeable Message Area: A message area or menu board designed as an integral part of the main sign may be utilized and shall be limited to thirty (30) percent of the total permitted sign face area.

- d. Permitted Height: The height of any detached sign shall be limited to a maximum of twelve (12) feet.
 - e. Permitted Location: Any detached sign shall be set back from all adjacent public rights-of-way a distance at least equal to the height of the sign. This setback is to be measured from the nearest portion of the sign.
 - f. Required Landscaping: Landscaping must be provided around the base of any detached identification sign.
 - g. Permitted Illumination: Signs may be illuminated but shall not flash, blink, fluctuate, be animated or change physical position by movement or rotation.
2. Multi-Occupant Sites: Each multi-occupancy development shall be allowed one (1) detached identification sign per street frontage with a maximum of two (2) per development when the fronting streets are nonintersecting or when on intersecting streets where the placement of the second sign is a minimum distance of 350 feet from the first sign, measuring along the street edges, subject to the following:
- a. Permitted Contents: The contents are limited to name and address of the overall development, and individual tenants as an option.
 - b. Permitted Sign Face Area: The allowable area shall be computed at one (1) square foot per lineal foot of street frontage with a maximum of 100 square feet. Street frontage is defined as the width of the lot or development site along the public right-of-way in which the business has its address.
 - c. Optional Permitted Tenant Sign Area: Up to a maximum of fifty (50) percent of the allowable detached signage area for the site may be utilized for the identification of individual tenants within the development. Any tenant signage must be an integral part of the main identification sign face area.
 - d. Permitted Height: The height of any detached identification sign shall be limited to twelve (12) feet, except for multi-occupancy developments with over four (4) tenants in which the height shall be limited to twenty (20) feet.

e. Permitted Location: The detached sign shall be setback from all adjacent public rights-of-way a distance at least equal to the height of the sign. This setback is to be measured from the nearest portion of the sign.

f. Required Landscaping: Landscaping must be provided around the base of any detached sign.

g. Permitted Illumination: Signs may be illuminated but shall not flash, blink, fluctuate, be animated or change physical position by movement or rotation.

3. An appeal can be made to the City Council to allow more than one (1) detached sign for developments containing one (1) acre or more in accord with the provisions of Section 16.9.

4. Rate signs or price signs are prohibited. Gasoline service stations shall be allowed to integrate rate and price information on gasoline prices into the detached identification sign subject to the following:

a. Freestanding signs displaying price and rate information are prohibited.

b. Price and rate information on the detached identification sign shall be limited in area to thirty (30) percent of the surface of the sign.

5. Temporary signs shall be governed by standards for signs permitted in the RS-1 District.

6. Movie Theater Detached Signage: Movie theaters, whether in single or multi-occupancy developments, shall be allowed one (1) detached changeable message sign per nonintersecting street frontage subject to the following provisions:

a. Permitted Sign Face Area: The allowable area shall not exceed a maximum of 100 square feet.

b. Permitted Height: The height of any detached sign shall be limited to a maximum of twenty (20) feet.

10.1A.10. Termination of Signs and Billboards Located Within the Overlay District Not in Compliance with the Provisions of the Comprehensive Zoning Ordinance.

1. All signs not in conformance with the provisions of this district and all billboards erected prior to the enactment of this district but not in compliance with zoning regulations then in force shall be terminated as provided in Paragraph 2, below. Such signs may continue in operation and be maintained after the placement or effective date of the Urban Corridor Overlay District provided that the burden of establishing

that the sign is legally nonconforming rests entirely with the person claiming such status for a sign and subject to the following:

2. All illegally erected billboards and all nonconforming signs not in conformance with the provisions of this district shall be terminated as follows:

- a. Abandonment of thirty (30) days shall immediately terminate the right to maintain such sign.
- b. Whenever such sign is damaged, destroyed or becomes obsolete for any cause whatsoever, including acts of God, the right to maintain such sign is immediately terminated.
- c. Three (3) years from the effective date of the Urban Corridor Overlay District, the right to maintain a legal nonconforming sign will terminate.

10.1A.11. Special Site Design Conditions.

All uses shall comply with the following design standards:

1. Site Requirements.

- a. All buildings shall be set back not less than twenty (20) feet from the street right-of-way.
- b. The twenty (20) foot setback area shall be landscaped with grass, trees, and shrubs except for approved drives.
- c. No parking or pavement shall be allowed in this area.

2. Perimeter Landscaping.

Within four (4) feet from the street right-of-way, three and one-half (3½) inch caliper trees at least ten (10) feet in height shall be planted thirty (30) feet on center. Acceptable trees shall be limited to Water Oak, Cherry Bark Oak, Magnolia, Hackberry, Sycamore, Live Oak, American Elm, Sweet Gum, Bald Cypress, Shumard Oak, Phoenix Palm, Washington Palm, Pecan and Chinese Elm.

3. Interior Landscaping.

Interior landscaping in vehicular use areas (vehicular use area is defined as all areas subject to vehicular traffic including access ways, loading areas, and service areas.) shall be landscaped to meet or exceed the following standards:

- 192 a. Any one (1) island must contain at least one (1) three and one-half (3½) inch caliper tree at least
193 ten (10) feet in height at planting. For each 200 square feet within an interior island there shall be
194 one (1) tree.
- 195 b. Three (3) shrubs (at least two (2) feet high when planted) for each tree required in (a) above.
- 196 4. Overall Landscaping and Design Standards.
- 197 a. Any part of the project site not used for buildings or other structures shall be landscaped in an
198 amount equal to ten (10) percent of the vehicular use area. Landscaped islands can count toward
199 overall landscaping requirements. Prior to any site clearance a tree survey shall be conducted and
200 all buildings and vehicular use areas shall be designed so as to preserve as many trees as possible.
- 201 b. Off-street parking spaces shall be provided in accordance with the requirements of the underlying
202 zoning district as indicated in Article 15 of the Comprehensive Zoning Ordinance.
- 203 c. Service drives or other areas shall be provided for off-street loading and in such a way that in the
204 process of loading or unloading, no truck will block the passage of other vehicles on the service
205 drive or extend into any other public or private drive or street.
- 206 d. All areas subject to vehicular traffic including accessways, loading areas, and service areas shall be
207 paved with hard all-weather material.
- 208 e. All loading areas must be screened by wooden, brick or masonry fences at least seven (7) feet in
209 height.
- 210 f. Lighting. No light shall be taller than twenty-five (25) feet.
- 211 g. Curbs and Curb Cuts. All curbs on the street frontage of any development subject to this Ordinance
212 shall be vertical curbs. No roll-over curbs shall be allowed. No curb cut shall be greater than
213 twenty-four (24) feet.
- 214 h. All required planting shall be maintained in a healthy and productive condition and shall be
215 routinely examined and plant materials replaced as necessary.
- 216 i. Use of chain link fencing shall be prohibited in locations visible from the public right-of-way.
- 217 5. Implementation of a litter abatement program around the entire perimeter of the site/use.
- 218 10.1A.12. *Site Plan Review.*

Prior to the issuance of a building permit by the Director of Safety and Permits for establishment, change or alteration of any use within the UC Urban Corridor District, an administrative site plan shall be approved by the Executive Director of the City Planning Commission. The site plan shall be prepared and approved in accordance with the requirements and procedures set forth in Section 16.7. Upon approval of such plan, the Executive Director shall affix her signature to a reproducible copy of said plan. The City Planning Commission shall retain one (1) copy of the approved plan for its records.

10.1A.13. Appeals.

Application for any variance or waiver from requirements set forth herein or from the regulations of the underlying zoning district shall be reviewed and approved by the City Council. The request shall be submitted to the City Planning Commission, accompanied by any site plans, drawing or data, either written or graphic as deemed necessary by the City Planning Commission, for review and recommendation. The Planning Commission must make a recommendation within thirty (30) days of receipt of request. Upon receipt of the Planning Commission recommendation, the City Council shall advertise the request for the variance or waiver and shall allow discussion on the variance or waiver prior to making a decision. Failure of the City Council to act within forty-five (45) days of receipt of the City Planning Commission recommendation shall be deemed a denial of the variance or waiver. Approval or denial of the request can be accomplished by City Council Motion.

For the purpose of considering a request for variance of the regulations contained in this section the City Council shall consider the following criteria:

1. The granting of the variance is not inconsistent with the general provisions, intent and design requirements.
2. Harmony and compatibility with adjacent land uses would not be adversely affected.
3. Special conditions and circumstances exist which are peculiar to the land, structures, or buildings and which are not applicable to other land, structures, or buildings in the same district.

Section 10.1B – Eastern New Orleans UC Urban Corridor District.

10.1B.1. Purpose of the District.

The purpose of the Eastern New Orleans UC Urban Corridor District is to provide for a superior environment along major suburban transportation corridors through application of an overlay district. The overlay district regulations are intended to supplement the regulations of the underlying (base) zoning districts and to provide for harmony and

compatibility of development over the length of the corridor. These special regulations include provisions relative to the development of certain land uses as conditional uses, and unique provisions pertaining to accessory signs and design requirements intended to support and complement land use development and establish a positive design image.

10.1B.2. Areas of Applicability.

This district is intended for application along transportation corridors in a suburban setting. Where this urban corridor intersects with another urban corridor resulting in overlapping corridors, the older corridor shall govern. The Eastern New Orleans Urban Corridor District applies to the Chef Menteur Highway Urban Corridor including those lot(s) fronting on and all lots(s) fronting on intersecting major streets one (1) municipal square length to the rear along Chef Menteur Highway for the entirety of its length from the Industrial Canal to the Michoud Levee and the proposed Route 87 and along Downman Road for the entirety of its length from Chef Menteur Highway to the lake.

10.1B.3. Regulations of the Underlying Zoning District.

Unless otherwise noted in the Eastern New Orleans UC District regulations, the regulations of the underlying zoning district shall apply. Single- and two-family uses when located in a single- or two-family zoning district shall not be subject to the regulations of the Eastern New Orleans Urban Corridor District.

10.1B.4. Uses Authorized in the District.

Only those uses of land listed under permitted use, accessory use or conditional use provisions of this section are authorized within this zoning district. Supplementary use standards, which are set forth in Article 11, apply to any permitted, accessory or conditional use designated with an asterisk (*) in the use lists appearing in this section.

10.1B.5. Permitted Uses.

1. Permitted uses in the Eastern New Orleans Urban Corridor shall be the same as the permitted uses authorized in the underlying zoning district, except those uses listed below shall be prohibited. These permitted uses are subject to compliance with the special site design conditions specified in Section 10.1B.11. Nothing herein shall be construed to supersede preexisting zoning districts which require site plan review, such as a residential planned community (RPC) or a conditional use (CU). Section 10.1B.7 shall not apply to the Eastern New Orleans Urban Corridor.

- 273 a. Adult establishments.
- 274 b. Massage parlors.
- 275 c. Health clubs.
- 276 d. Spas.
- 277 e. Hotels/motels providing rental at an hourly rate.

278 *10.1B.6. Accessory Uses.*

279 The accessory uses authorized in the Eastern New Orleans Urban Corridor District shall be the same as the
280 accessory uses authorized in the underlying zoning district.

281 *10.1B.7. Conditional Uses.*

282 The following uses of land are authorized as conditional uses within the Eastern New Orleans UC Urban Corridor
283 District upon approval of a conditional use permit under the standards and procedures contained in Section 16.6 of
284 these zoning regulations:

- 285 1. Any conditional use authorized in the underlying district shall be a conditional use in the Eastern New
286 Orleans UC Urban Corridor District.
- 287 2. Where allowed as a permitted use in the underlying zoning district, the following shall be conditional uses:
 - 288 a. Cocktail lounges and bars.
 - 289 b. Uses which sell alcoholic beverages for consumption on-premises which do not meet the definition
290 of a cafeteria or standard restaurant in Article 2, Section 2.2 (in all portions of the UC District east
291 of the Industrial Canal).
 - 292 c. Uses under 10,000 square feet in floor area which sell alcoholic beverages for consumption off-
293 premises (in all portions of the UC District east of the Industrial Canal).
 - 294 d. Fast food and drive-in restaurants.
 - 295 e. Any new development occupying more than 10,000 square feet of floor area or more than one (1)
296 acre of site area.
 - 297 f. Car washes, including automated and hand was facilities, but excluding car washes operated as
298 accessory uses to gasoline stations. *(See Section 11.59)

- g. Only multi-family residential uses where the entirety of the ground-floor is occupied by a commercial use; otherwise, multi-family residential uses are not permitted.

10.1B.8. Permitted Attached Identification Signs.

The following sign regulations supersede those of and take precedence over the sign regulations in the underlying zoning districts.

1. Each business on the premises shall be allowed one (1) attached identification sign, either flat or projecting, per street frontage with a maximum of two (2) signs, subject to the following provisions:

a. Permitted Contents: Identification by letter, numeral, symbol or design, its name and/or address and the nature of the use.

b. Permitted Sign Area:

- i. The sign area shall be computed at one (1) square foot per lineal foot of building width or tenant space width along the wall which faces the public right-of-way on which the business has its main address. The maximum sign area shall be limited to seventy (70) square feet and no sign shall be required to be smaller than twenty-four (24) square feet.

- ii. Exception: When a main building is set back farther than 200 feet from the public right-of-way, an additional one-half (½) foot will be permitted per foot of setback, beyond the first 200 feet. However, the maximum permitted sign area shall not exceed two (2) square feet per lineal foot of the width of the building or tenant space.

c. Permitted Height: No sign shall be erected above the parapet level of the main building.

d. Permitted Illumination: Signs may be illuminated but shall not flash, blink, fluctuate, be animated or change physical position by movement or rotation. No back-lit canopies/awnings with signage shall be permitted.

2. Each business on the premises shall be allowed two (2) nonilluminated canopy signs with the area for each sign limited to three (3) square feet. No back-lighting of the canopies shall be permitted.

3. Directional signs limited in area to four (4) square feet, each giving directions to motorists regarding the location of parking areas and access drives shall be permitted as accessory signs. Directional signs shall be

not more than six (6) feet in height above the ground; may be illuminated but shall not flash, blink, or fluctuate; and shall not be animated.

10.1B.9. Permitted Detached Identification Signs.

The following sign regulations supersede those of and take precedence over the sign regulations in the underlying zoning districts.

1. Single Occupant Site: Each single occupancy development shall be allowed one (1) detached identification sign per street frontage, with a maximum of two (2) signs when the fronting streets are nonintersecting or when on intersecting streets where the placement of the second sign is a minimum distance of 350 feet from the first sign, measured along the street edges, subject to the following provisions:

- a. Permitted Contents: The contents are limited to identification by letter, numeral, symbol or design of the use, its name and/or address.
- b. Permitted Sign Face Area: The allowable sign shall be computed at one (1) square foot per lineal foot of street frontage with a maximum of seventy (70) square feet. Street frontage is defined as the width of the lot or development site along the public right-of-way in which the business has its main address.
- c. Permitted Changeable Message Area: A message area or menu board designed as an integral part of the main sign may be utilized and shall be limited to thirty (30) percent of the total permitted sign face area.
- d. Permitted Height: The height of any detached sign shall be limited to a maximum of twelve (12) feet.
- e. Permitted Location: Any detached sign shall be set back from all adjacent public rights-of-way a distance at least equal to the height of the sign. This setback is to be measured from the nearest portion of the sign.
- f. Required Landscaping: Landscaping must be provided around the base of any detached identification sign.
- g. Permitted Illumination: Signs may be illuminated but shall not flash, blink, fluctuate, be animated or change physical position by movement or rotation.

- 352 2. Multi-Occupant Sites: Each multi-occupancy development shall be allowed one (1) detached identification
353 sign per street frontage with a maximum of two (2) per development when the fronting streets are
354 nonintersecting or when on intersecting streets where the placement of the second sign is a minimum
355 distance of 350 feet from the first sign, measuring along the street edges, subject to the following:
- 356 a. Permitted Contents: The contents are limited to name and address of the overall development, and
357 individual tenants as an option.
 - 358 b. Permitted Sign Face Area: The allowable area shall be computed at one (1) square foot per lineal
359 foot of street frontage with a maximum of 100 square feet. Street frontage is defined as the width
360 of the lot or development site along the public right-of-way in which the business has its address.
 - 361 c. Optional Permitted Tenant Sign Area: Up to a maximum of fifty (50) percent of the allowable
362 detached signage area for the site may be utilized for the identification of individual tenants within
363 the development. Any tenant signage must be an integral part of the main identification sign face
364 area.
 - 365 d. Permitted Height: The height of any detached identification sign shall be limited to twelve (12)
366 feet, except for multi-occupancy developments with over four (4) tenants in which the height shall
367 be limited to twenty (20) feet.
 - 368 e. Permitted Location: The detached sign shall be setback from all adjacent public rights-of-way a
369 distance at least equal to the height of the sign. This setback is to be measured from the nearest
370 portion of the sign.
 - 371 f. Required Landscaping: Landscaping must be provided around the base of any detached sign.
 - 372 g. Permitted Illumination: Signs may be illuminated but shall not flash, blink, fluctuate, be animated
373 or change physical position by movement or rotation.
- 374 3. An appeal can be made to the City Council to allow more than one (1) detached sign for developments
375 containing one (1) acre or more in accord with the provisions of Section 16.9.
- 376 4. Rate signs or price signs are prohibited. Gasoline service stations shall be allowed to integrate rate and
377 price information on gasoline prices into the detached identification sign subject to the following:
- 378 a. Freestanding signs displaying price and rate information are prohibited.

- b. Price and rate information on the detached identification sign shall be limited in area to thirty (30) percent of the surface of the sign.
-

5. Temporary signs shall be governed by standards for signs permitted in the RS-1 District.

6. Movie Theater Detached Signage: Movie theaters, whether in single or multi-occupancy developments, shall be allowed one (1) detached changeable message sign per nonintersecting street frontage subject to the following provisions:

a. Permitted Sign Face Area: The allowable area shall not exceed a maximum of 100 square feet.

b. Permitted Height: The height of any detached sign shall be limited to a maximum of twenty (20) feet.

10.1B.10. Termination of Signs and Billboards Located Within the Overlay District Not in Compliance with the Provisions of the Comprehensive Zoning Ordinance.

1. All signs not in conformance with the provisions of this district and all billboards erected prior to the enactment of this district but not in compliance with zoning regulations then in force shall be terminated as provided in Paragraph 2, below. Such signs may continue in operation and be maintained after the placement or effective date of the Urban Corridor Overlay District provided that the burden of establishing that the sign is legally nonconforming rests entirely with the person claiming such status for a sign and subject to the following:

2. All illegally erected billboards and all nonconforming signs not in conformance with the provisions of this district shall be terminated as follows:

a. Abandonment of thirty (30) days shall immediately terminate the right to maintain such sign.

b. Whenever such sign is damaged, destroyed or becomes obsolete for any cause whatsoever, including acts of God, the right to maintain such sign is immediately terminated.

c. Three (3) years from the effective date of the Urban Corridor Overlay District, the right to maintain a legal nonconforming sign will terminate.

10.1B.11. Building Design

Development within the Eastern New Orleans UC Urban Corridor District shall comply with the design standards of this section. When renovations, alterations, additions or adaptive reuse of existing buildings are proposed, and the

406 value of the proposed renovations is less than fifty (50) percent of the value of the structure, these regulations shall
407 not apply.

408 1. Façade.

409 a. Multistory buildings shall be designed with a definable base, middle and top. Rooflines, cornice
410 treatments, and window designs shall divide larger buildings.

411 b. Façades of buildings, including side façades, shall be visually broken into bays to avoid the
412 appearance of large, blank walls. When visible from the public right-of-way, façades shall include
413 architectural features to avoid the appearance of blank walls facing the street. These include, but
414 are not limited to, changes in the wall plane of at least two (2) feet, changes in wall texture or
415 masonry patterns, colonnade, columns or pilasters.

416 c. The use of multiple materials, textures or colors is required to add visual interest to the façade.
417 Building facades in excess of one hundred (100) feet shall include a repeating pattern with no less
418 than two (2) of the following elements: color change, texture change, material module change, or a
419 wall articulation change of no less than two (2) feet such as an offset, reveal, pilaster or projecting
420 rib. All elements shall repeat at intervals deemed appropriate by the staff of the City Planning
421 Commission.

422 d. Predominant façade colors shall be subtle, neutral or earth-tone colors.

423 2. Fenestration.

424 The ground floor shall maintain a transparency of sixty percent (60%). Windows shall be constructed of
425 clear or lightly tinted glass (no tinting above twenty percent (20%) or reflective glass).

426 3. Rooflines.

427 a. Roof lines shall either be varied with a change in height or with the incorporation of a major focal
428 point feature, such as a stepped parapet, gable or projected wall feature, every one hundred (100)
429 linear feet in building length.

430 b. Parapet walls shall feature three-dimensional cornice treatments or other shadow-creating detail
431 elements along their tops.

432 4. Entrances.

Façades that abut parking areas and contain a public entrance shall make provision for pedestrian walkways and landscape areas.

5. Building Materials.

a. The following materials are permitted for use on exterior elevations:

i. Clay brick

ii. Natural or cast stone

iii. Wood

iv. Architectural precast concrete

v. Glass curtain walls

vi. Such other materials as may become available in the future and shall be deemed acceptable by the Executive Director of the City Planning Commission as consistent with the purpose of this district.

b. The following building materials are prohibited. However, such materials may be used as part of decorative or detail elements, or if deemed appropriate by the Executive Director of the City Planning Commission.

i. Plain concrete block

ii. Aluminum, steel, corrugated metal or other metal sidings

iii. Exposed aggregate (rough finish) concrete wall panels

iv. Exterior insulating finish systems (EIFS)

v. Plastic

10.1B.12 Special Site Design Conditions.

All authorized uses shall comply with the following standards:

1. *Landscape Buffer.* All sites within the Eastern New Orleans UC Urban Corridor District shall provide a landscape buffer within the property line abutting the Corridor frontage. The landscape buffer shall have a depth of not less than twenty (20) feet. No parking or pavement shall be allowed in the landscape buffer except for approved accessways, pedestrian walks, and permitted detached signs. The landscape buffer shall contain trees, shrubs, and other landscape elements. Trees shall be planted at the rate of one (1) per

twenty-five (25) lineal feet of street frontage, and may be spaced evenly or planted in groups or clusters. Acceptable trees shall be limited to those with ratings of 1 Excellent or 2 Good in the most current revision of the Louisiana Cooperative Extension Service bulletin, "Tree Rating for the New Orleans Area supplement to Trees for Louisiana Landscapes", subject to the review and approval of the staff of the City Planning Commission. All such trees shall have minimum trunk sizes of two-inch caliper, and have a height of twelve (12) feet, with the exception of wax myrtle and crape myrtle, which shall be a minimum of eight (8) feet. Other species may be included in the landscape buffer but they may not be counted toward fulfilling the requirements of this section. Whenever a development is intended to be phased, the required landscape buffer shall be implemented as a part of the first phase undergoing construction.

2. *Setbacks.* All buildings shall be set back not less than twenty (20) feet from the property line facing the UC Urban Corridor District rights-of-way. No vehicular parking shall be allowed within the setback area, and the land within the setback shall be planted in turf and landscaped.

3. *Off-Street Loading.* Service drives or other areas shall be provided for off-street loading in such a way that while in the process of loading or unloading, no truck will block the passage of other vehicles on the service drive or extend into any other public or private drive or street. All loading areas shall be screened by wooden, brick or masonry fences at least six (6) feet in height.

4. *Required Screening.* The vehicular use area, defined as all areas subject to vehicular traffic, including parking lots, access ways, loading areas, and service areas, shall be screened according to the following criteria:

a. When a vehicular use area abuts any residential district or permitted residential use, a six-foot-high opaque screen is required along the abutting edge. The screen may consist of a masonry wall, wooden fence, earth berm, opaque hedge, or any combination thereof.

b. When any part of a vehicular use area is visible from a street of public right-of-way which abuts the property there shall be a continuous planting between such vehicular use areas and the abutting public right-of-way. Such a planting shall attain a height between thirty-six (36) inches and fifty-four (54) inches above the top of curb elevation. Such a continuous planting may be in the form of a hedge, but may also include several types of plants, providing the overall continuity of the

planting is not interrupted. As an alternative to the continuous planting, a masonry wall or earth berm meeting the same height requirements as the planting, or a combination of the above elements, may be substituted. The only exception to this requirement shall be at the location of approved vehicular and pedestrian accessways.

c. Refuse storage areas shall be enclosed with an opaque screen, a minimum of six (6) feet in height, with gates.

d. All mechanical equipment shall be screened from view from the adjacent rights-of-way and shall not be visible from ground level.

5. *Interior Landscaping of Vehicular Use Area.* Landscaped areas within the interior of the vehicular use area shall be provided when the vehicular use area is over five thousand (5,000) square feet. The following conditions apply to these interior landscaped areas:

a. The total of all interior landscaped areas shall occupy at least ten percent (10%) of the vehicular use area.

b. Each interior landscape area shall be at least one hundred (100) square feet in area.

c. The length of any side shall be at least five (5) feet.

d. The interior landscaped areas shall be raised and curbed with permanently anchored curbing having a ninety-degree height of six (6) inches.

e. Each interior landscaped area shall have an approved tree planted at the minimum ratio of one (1) tree per one hundred (100) square feet of interior landscape island.

f. There shall be at least three (3) shrubs, each of which shall attain a height of thirty-six (36) inches, for each tree planted within the development.

g. All residual areas not used for parking, travel lanes, or pedestrian walkways shall be landscaped.

6. *Perimeter Landscape Strip.* The purpose of the perimeter landscape strip is to clearly delineate the boundaries of vehicular use areas associated with individual development. This requirement is intended to ensure compatibility of abutting developments, particularly in terms of vehicular circulation safety. Where vehicular circulation is desired between two (2) abutting developments, it is the responsibility of the

513 developers to submit plans which reflect compatibility in design. The perimeter landscape strip shall count
514 as part of the minimum ten percent (10%) interior landscape area requirement.

515 a. A landscape perimeter strip having a minimum width of five (5) feet is required along the outer
516 edge of the vehicular use area, except in the following situations:

517 i. Where access ways exist between vehicular use areas of separate developments.

518 ii. Where required landscape buffer is located.

519 iii. Where service drives or loading zones are located behind a main building, and are not
520 visible from the main parking area and not directly abut a residential zoning district.

521 iv. Where a vehicular use area abuts a building.

522 b. Where two (2) developments are intended to interconnect, an alternative to the perimeter landscape
523 strip in its strictest sense may be proposed. Such an alternative shall be contingent upon the
524 following factors:

525 i. The square footage of the alternate proposal shall be at least half of the area that would
526 otherwise be required as a perimeter strip.

527 ii. Site plans for both developments shall be submitted in order to determine feasibility of the
528 interconnection.

529 c. Two (2) landscape perimeter strips may abut one another. The planting design of each shall be
530 compatible in order to prevent maintenance problems.

531 d. Trees shall be planted within the perimeter strips at the same rate as for the interior landscape
532 areas, that is, one (1) tree per two hundred (200) square feet of landscape area. They may be
533 planted either evenly spaced or in groups or clusters.

534 7. *Exterior Lighting.*

535 a. *Light Trespass and Distraction.*

536 i. No exterior lighting shall glare into, or upon, the surrounding area or any residential
537 premises. In addition, no exterior lighting may be used in any manner that should interfere
538 with the safe movement of motor vehicles on public streets. The light level shall be no

greater than one-half (0.5) foot-candle at a residential property line and one (1) foot-candle at any nonresidential property line or public right-of-way line.

ii. Specifically, the following types of light trespass are prohibited:

1. Any light not designed for roadway illumination that produces direct or reflected glare that could disturb the operator of a motor vehicle.
2. Any light that may be confused with, or construed as, a traffic control device, except as authorized by state, federal or local government.

b. *Unshielded Lighting.* The use of unshielded lighting, including incandescent light bulbs hung or strung on poles, wires, or any other type of support, is prohibited, except on a temporary basis in areas where approved carnivals, fairs or other similar activities are held and only when such activities are taking place.

c. *Light Pole and Building-Mounted Lighting Heights.* The maximum height of light poles on private property, as measured from grade at the base to the bottom of the luminaries, shall be as specified below. These standards do not apply to public right-of-way lighting. Permitted light pole heights shall be as follows:

i. *Nonresidential Uses.*

1. Light poles and building-mounted fixtures shall be designed with fully shielded luminaries. Such poles or mounts shall not exceed twenty-five (25) feet in height.
2. Light poles for outdoor recreational facilities shall not exceed sixty (60) feet in height. Exterior lighting for the outdoor recreation areas is subject to administrative site plan review. Light poles for outdoor recreational facilities that exceed sixty (60) feet in height may be considered as a conditional use.

ii. *Residential Uses.* Light poles for single- and two-family dwellings shall not exceed eight (8) feet in height. Light poles for nonresidential uses, multifamily and townhouse uses shall not exceed twelve (12) feet in height. Lighting, including under-soffit lighting mounted upon a single-family, two-family or townhouse residential dwelling, shall not be mounted higher than fifteen (15) feet above grade.

566 *10.1B.13. Site Plan Review.*

567 Prior to the issuance of a building permit by the Director of Safety and Permits for establishment, change or
568 alteration of any use within the Eastern New Orleans UC Urban Corridor District, an administrative site plan shall
569 be approved by the Executive Director of the City Planning Commission. The site plan shall be prepared and
570 approved in accordance with the requirements and procedures set forth in Section 16.7. Upon approval of such plan,
571 the Executive Director shall affix her signature to a reproducible copy of said plan. The City Planning Commission
572 shall retain one (1) copy of the approved plan for its records.

573 *10.1B.14. Appeals.*

574 Application for any variance or waiver from requirements set forth herein or from the regulations of the underlying
575 zoning district shall be reviewed and approved by the City Council. The request shall be submitted to the City
576 Planning Commission, accompanied by any site plans, drawing or data, either written or graphic as deemed
577 necessary by the City Planning Commission, for review and recommendation. The Planning Commission must
578 make a recommendation within thirty (30) days of receipt of request. Upon receipt of the Planning Commission
579 recommendation, the City Council shall advertise the request for the variance or waiver and shall allow discussion
580 on the variance or waiver prior to making a decision. Failure of the City Council to act within forty-five (45) days of
581 receipt of the City Planning Commission recommendation shall be deemed a denial of the variance or waiver.
582 Approval or denial of the request can be accomplished by City Council Motion.

583 For the purpose of considering a request for variance of the regulations contained in this section the City Council
584 shall consider the following criteria:

- 585 1. The granting of the variance is not inconsistent with the general provisions, intent and design requirements.
586 2. Harmony and compatibility with adjacent land uses would not be adversely affected.
587 3. Special conditions and circumstances exist which are peculiar to the land, structures, or buildings and
588 which are not applicable to other land, structures, or buildings in the same district.

589 **Section 10.2. - Eastern New Orleans Renaissance Corridor District**

590 *10.2.1. Purpose of the District.*

591 The purpose of this district is to provide for a superior environment along major urban transportation corridors in
592 Eastern New Orleans through the application of an overlay zoning district. The overlay district regulations are

intended to supplement the regulations of the underlying (base) zoning districts and to provide for the harmony and compatibility of development over designated corridors. These special regulations include site design requirements intended to complement land use development and to establish a positive design image along the corridor.

10.2.2. Areas of Applicability.

The Eastern New Orleans Renaissance Corridor District applies to:

1. All properties bounded by Bullard Avenue, Hayne Boulevard, the Jahncke Canal and Chef Menteur Highway and all properties fronting on the west side of Bullard Avenue between Hayne Boulevard and Chef Menteur Highway.
2. All properties with frontage on Crowder Boulevard between Hayne Boulevard and Chef Menteur Highway.
3. All properties with frontage on Read Boulevard between Hayne Boulevard and Chef Menteur Highway.
4. All properties fronting on the south side of Hayne Boulevard between Jourdan Road and Interstate 510;
5. All properties fronting on Morrison Road between Jourdan Road and Interstate 510;
6. All properties fronting on Lake Forest Boulevard between Mayo Road and Interstate 510 and continuing one square in depth along Six Flags Parkway between Interstate 510 and Michoud Boulevard; and
7. All properties fronting on Bundy Road between Hayne Boulevard and Chef Menteur Highway.

10.2.3. Regulations of the Underlying Zoning District.

Unless otherwise noted in these Eastern New Orleans Renaissance Corridor District regulations, the regulations of the underlying zoning district shall apply. Single- and two-family uses when located in a single- or two-family zoning district shall not be subject to the regulations of the Eastern New Orleans Renaissance Corridor District. Nothing herein shall be construed to supersede site plans approved under preexisting zoning districts such as a residential planned community (RPC), conditional use (CU), industrial park (BIP), etc.

10.2.4 Uses authorized in the District.

Only those uses of land listed under permitted use, accessory use or conditional use provisions of this section are authorized within this zoning district.

10.2.5. Permitted Uses.

618 The permitted uses authorized in the Eastern New Orleans Renaissance Corridor District shall be the same as the
619 permitted uses authorized in the applicable underlying zoning district. The uses permitted are subject to compliance
620 with the special site design conditions specified in Section 10.2.9.

621 *10.2.6. Accessory Uses.*

622 The accessory uses authorized in the Eastern New Orleans Renaissance Corridor District shall be the same as the
623 accessory uses authorized in the applicable underlying zoning district regulations.

624 *10.2.7. Conditional Uses.*

625 The following uses authorized as permitted uses in the underlying non-residential zoning district shall be
626 conditional uses in the Eastern New Orleans Renaissance Corridor District:

- 627 1. Cocktail lounges or bars.
- 628 2. Uses which sell alcoholic beverages for consumption on-premises which do not meet the definition of a
629 cafeteria or standard restaurant in Article 2, Section 2.2.
- 630 3. Uses under 10,000 square feet in floor area which sell alcoholic beverages for consumption off-premises.
- 631 4. Only multi-family residential uses where the entirety of the ground-floor is occupied by a commercial use;
632 otherwise, multi-family residential uses are not permitted.

633 *10.2.8. Permitted Attached Identification Signs.*

634 The following sign regulations supersede those of and take precedence over the sign regulations in the underlying
635 zoning districts.

- 636 1. Accessory Signs. Each business on the premises shall be allowed either one (1) flat sign or one (1)
637 projecting sign, per street frontage, subject to the following provisions:
 - 638 a. *Permitted Contents:* Identification by letter, numeral, symbol, or design of the use, its name and/or
639 address and the nature of the use.
 - 640 b. *Permitted Sign Area:* The allowable sign area shall be computed at one (1) square foot per lineal
641 foot of building width or individual tenant space along the wall on which the business has its main
642 entrance. In no case shall the area for any flat or projecting sign be greater than seventy (70) square
643 feet. Illuminated signs shall be included in the computation of aggregate sign area and in addition
644 shall be limited to ten (10) percent of the total glass area of the window in which they are placed.

Neon tubing outlining a shop window or within five (5) feet of such window shall be included in the sign area and measured by multiplying the length of the tubing by six (6) inches.

- c. *Permitted Dimensions:* In every case the height of any flat or projecting sign measured from the bottom to the top shall be no greater than one-half ($\frac{1}{2}$) the width from one (1) side to the other. No projecting sign shall extend more than five (5) feet from the face of the building.
- d. *Permitted Height:* No accessory sign shall be erected above the parapet level of the main building.
- e. *Permitted Illuminations:* The sign may be illuminated but may not flash, blink, or fluctuate.
- f. *Animation:* No sign shall be animated or change physical position by any movement or rotation.
- g. *Temporary, Nonilluminated Paper Signs:* Such signs in show windows are limited to ten (10) percent of the total glass area of the window in which they are placed.

2. Canopy Signs. Each business on the premises shall be allowed two (2) canopy signs with the area for each sign limited to six (6) square feet.

3. Directional Signs. Signs which give directions to motorists regarding the location of parking areas and access drives shall be permitted as accessory signs and should not be included in any computation of sign area. Such directional signs are limited in area to four (4) square feet and shall not be more than six (6) feet in height above the ground but may not flash, blink, or fluctuate; and shall not be animated.

10.2.9 *Permitted Detached Identification Signs.*

The following sign regulations supersede those of, and take precedence over, the sign regulations in the underlying zoning districts.

1. Detached Signs. Each development shall be allowed one (1) detached sign, per street frontage, subject to the following:

- a. *Permitted Contents:* The contents of a detached sign for a development containing a single use is limited to identification by letter, numeral, symbol or design of the use, its name and/or address unless otherwise noted in Paragraph 5 below. The contents of a detached sign for a development containing two (2) or more businesses on the premises is limited to the overall name of the development and address; uses containing over 50,000 square feet may have a separate detached identification sign.

b. *Permitted Sign Area:* The allowable sign area shall be computed at one (1) square foot per lineal foot street frontage (being the width of the lot or development site along the adjacent public right-of-way). In a development containing less than two (2) acres the maximum allowable sign area is seventy (70) square feet. The maximum allowable sign area for development containing two (2) acres or more shall be limited to 100 square feet.

c. *Permitted Height:* The height of a detached sign shall be limited to twelve (12) feet.

d. *Permitted Setback:* Any detached sign shall be set back from all adjacent public rights-of-way a distance at least equal to the height of the sign. This setback is to be measured from the nearest portion of the sign.

e. *Permitted Illumination:* Detached signs may be illuminated, but shall not flash, blink or fluctuate.

f. *Animation:* No detached sign shall be animated or change physical position by any movement or rotation.

2. Rate and Price Signs for Gasoline Service Stations.

Gasoline service stations shall be allowed to integrate rate and price information on gasoline prices into the detached identification sign subject to the following provisions:

a. Freestanding signs displaying price and rate information are prohibited.

b. Price and rate information on the detached identification sign shall be limited in area to thirty (30) percent of the surface of the sign.

10.2.10. *Building Design*

Development within the Eastern New Orleans Renaissance Corridor District shall comply with the design standards of this section. When renovations, alterations, additions or adaptive reuse of existing buildings are proposed, and the value of the proposed renovations is less than fifty (50) percent of the value of the structure, these regulations shall not apply.

1. Façade.

a. Multistory buildings shall be designed with a definable base, middle and top. Rooflines, cornice treatments, and window designs shall divide larger buildings.

b. Façades of buildings, including side façades, shall be visually broken into bays to avoid the appearance of large, blank walls. When visible from the public right-of-way, façades shall include architectural features to avoid the appearance of blank walls facing the street. These include, but are not limited to, changes in the wall plane of at least two (2) feet, changes in wall texture or masonry patterns, colonnade, columns or pilasters.

c. The use of multiple materials, textures or colors is required to add visual interest to the façade. Building facades in excess of one hundred (100) feet shall include a repeating pattern with no less than two (2) of the following elements: color change, texture change, material module change, or a wall articulation change of no less than two (2) feet such as an offset, reveal, pilaster or projecting rib. All elements shall repeat at intervals deemed appropriate by the staff of the City Planning Commission.

d. Predominant façade colors shall be subtle, neutral or earth-tone colors.

2. Fenestration.

The ground floor shall maintain a transparency of sixty percent (60%). Windows shall be constructed of clear or lightly tinted glass (no tinting above twenty percent (20%) or reflective glass).

3. Rooflines.

a. Roof lines shall either be varied with a change in height or with the incorporation of a major focal point feature, such as a stepped parapet, gable or projected wall feature, every one hundred (100) linear feet in building length.

b. Parapet walls shall feature three-dimensional cornice treatments or other shadow-creating detail elements along their tops.

4. Entrances.

Façades that abut parking areas and contain a public entrance shall make provision for pedestrian walkways and landscape areas.

5. Building Materials.

a. The following materials are permitted for use on exterior elevations:

i. Clay brick

- 725 ii. Natural or cast stone
- 726 iii. Wood
- 727 iv. Architectural precast concrete
- 728 v. Glass curtain walls
- 729 vi. Such other materials as may become available in the future and shall be deemed
- 730 acceptable by the Executive Director of the City Planning Commission as consistent with
- 731 the purpose of this district.

732 b. The following building materials are prohibited. However, such materials may be used as part of

733 decorative or detail elements, or if deemed appropriate by the Executive Director of the City

734 Planning Commission.

- 735 i. Plain concrete block
- 736 ii. Aluminum, steel, corrugated metal or other metal sidings
- 737 iii. Exposed aggregate (rough finish) concrete wall panels
- 738 iv. Exterior insulating finish systems (EIFS)
- 739 v. Plastic

740 10.2.11. *Special Site Design Conditions.*

741 All authorized uses shall comply with the following standards:

- 742 1. *Landscape Buffer.* All sites within the ENORC District shall provide a landscape buffer within the property
- 743 line abutting the Corridor frontage. The landscape buffer shall have a depth of not less than twenty (20)
- 744 feet. No parking or pavement shall be allowed in the landscape buffer except for approved accessways,
- 745 pedestrian walks, and permitted detached signs. The landscape buffer shall contain trees, shrubs, and other
- 746 landscape elements. Trees shall be planted at the rate of one (1) per twenty-five (25) lineal feet of street
- 747 frontage, and may be spaced evenly or planted in groups or clusters. Acceptable trees shall be limited to
- 748 those with ratings of 1 Excellent or 2 Good in the most current revision of the Louisiana Cooperative
- 749 Extension Service bulletin, "Tree Rating for the New Orleans Area supplement to Trees for Louisiana
- 750 Landscapes", subject to the review and approval of the staff of the City Planning Commission. All such
- 751 trees shall have minimum trunk sizes of two-inch caliper, and have a height of twelve (12) feet, with the

exception of wax myrtle and crape myrtle, which shall be a minimum of eight (8) feet. Other species may be included in the landscape buffer but they may not be counted toward fulfilling the requirements of this section. Whenever a development is intended to be phased, the required landscape buffer shall be implemented as a part of the first phase undergoing construction.

2. *Setbacks.* All buildings shall be set back not less than twenty (20) feet from the property line facing the Eastern New Orleans Renaissance Corridor District rights-of-way.-No vehicular parking shall be allowed within the setback area, and the land within the setback shall be planted in turf and landscaped.

3. *Off-Street Loading.* Service drives or other areas shall be provided for off-street loading in such a way that while in the process of loading or unloading, no truck will block the passage of other vehicles on the service drive or extend into any other public or private drive or street. All loading areas shall be screened by wooden, brick or masonry fences at least six (6) feet in height.

4. *Required Screening.* The vehicular use area, defined as all areas subject to vehicular traffic, including parking lots, access ways, loading areas, and service areas, shall be screened according to the following criteria:

a. When a vehicular use area abuts any residential district or permitted residential use, a six-foot-high opaque screen is required along the abutting edge. The screen may consist of a masonry wall, wooden fence, earth berm, opaque hedge, or any combination thereof.

b. When any part of a vehicular use area is visible from a street of public right-of-way which abuts the property there shall be a continuous planting between such vehicular use areas and the abutting public right-of-way. Such a planting shall attain a height between thirty-six (36) inches and fifty-four (54) inches above the top of curb elevation. Such a continuous planting may be in the form of a hedge, but may also include several types of plants, providing the overall continuity of the planting is not interrupted. As an alternative to the continuous planting, a masonry wall or earth berm meeting the same height requirements as the planting, or a combination of the above elements, may be substituted. The only exception to this requirement shall be at the location of approved vehicular and pedestrian accessways.

c. Refuse storage areas shall be enclosed with an opaque screen, a minimum of six (6) feet in height, with gates.

d. All mechanical equipment shall be screened from view from the adjacent rights-of-way and shall not be visible from ground level.

5. *Interior Landscaping of Vehicular Use Area.* Landscaped areas within the interior of the vehicular use area shall be provided when the vehicular use area is over five thousand (5,000) square feet. The following conditions apply to these interior landscaped areas:

a. The total of all interior landscaped areas shall occupy at least ten percent (10%) of the vehicular use area.

b. Each interior landscape area shall be at least one hundred (100) square feet in area.

c. The length of any side shall be at least five (5) feet.

d. The interior landscaped areas shall be raised and curbed with permanently anchored curbing having a ninety-degree height of six (6) inches.

e. Each interior landscaped area shall have an approved tree planted at the minimum ratio of one (1) tree per one hundred (100) square feet of interior landscape island.

f. There shall be at least three (3) shrubs, each having minimum height of two (2) feet upon installation with an eighteen (18) inch spread, for each tree planted within the development.

g. All residual areas not used for parking, travel lanes, or pedestrian walkways shall be landscaped.

6. *Perimeter Landscape Strip.* The purpose of the perimeter landscape strip is to clearly delineate the boundaries of vehicular use areas associated with individual development. This requirement is intended to ensure compatibility of abutting developments, particularly in terms of vehicular circulation safety. Where vehicular circulation is desired between two (2) abutting developments, it is the responsibility of the developers to submit plans which reflect compatibility in design. The perimeter landscape strip shall count as part of the minimum ten percent (10%) interior landscape area requirement.

a. A landscape perimeter strip having a minimum width of five (5) feet is required along the outer edge of the vehicular use area, except in the following situations:

i. Where access ways exist between vehicular use areas of separate developments.

- ii. Where required landscape buffer is located.
- iii. Where service drives or loading zones are located behind a main building, and are not visible from the main parking area and not directly abut a residential zoning district.
- iv. Where a vehicular use area abuts a building.
- b. Where two (2) developments are intended to interconnect, an alternative to the perimeter landscape strip in its strictest sense may be proposed. Such an alternative shall be contingent upon the following factors:
 - i. The square footage of the alternate proposal shall be at least half of the area that would otherwise be required as a perimeter strip.
 - ii. Site plans for both developments shall be submitted in order to determine feasibility of the interconnection.
- c. Two (2) landscape perimeter strips may abut one another. The planting design of each shall be compatible in order to prevent maintenance problems.
- d. Trees shall be planted within the perimeter strips at the same rate as for the interior landscape areas, that is, one (1) tree per one hundred (100) square feet of landscape area. They may be planted either evenly spaced or in groups or clusters.

7. *Special Design Considerations for Vehicular Storage Yards.*

For purposes of this section, a "vehicular storage yard" is defined as any exterior area within an automobile dealership development that is used exclusively for the storage of vehicles intended for sale. The following criteria shall be used in determining compliance:

- a. A vehicular storage yard shall not be accessible to vehicular traffic of the general public.
- b. Any vehicular storage yard shall be located behind the minimum building setback of fifty (50) feet.
- c. Any vehicular storage yard shall be enclosed with an opaque fence having a minimum height of six (6) feet. A wooden fence or masonry wall may be used to satisfy this requirement.
- d. "Automobile display pads" may be located within the twenty (20) foot landscape buffer, subject to the following provisions:
 - i. Only one (1) automobile display pad per 100 lineal feet of street frontage is permitted.

- 832 ii. Any automobile display pad shall be set back a minimum of ten (10) feet from the public
- 833 right-of-way, and shall contain sufficient area for the display of one (1) automobile.
- 834 iii. Any automobile display pad shall have a maximum height of three (3) feet above curb
- 835 elevation.
- 836 iv. Except for permitted automobile display pads as described above, all other landscape
- 837 requirements as indicated in this Ordinance shall apply to the required landscape buffer
- 838 zone in any automobile dealership development.

839 8. *Exterior Lighting.*

840 a. *Light Trespass and Distraction.*

- 841 i. No exterior lighting shall glare into, or upon, the surrounding area or any residential
- 842 premises. In addition, no exterior lighting may be used in any manner that should interfere
- 843 with the safe movement of motor vehicles on public streets. The light level shall be no
- 844 greater than one-half (0.5) foot-candle at a residential property line and one (1) foot-
- 845 candle at any nonresidential property line or public right-of-way line.
- 846 ii. Specifically, the following types of light trespass are prohibited:
- 847 1. Any light not designed for roadway illumination that produces direct or reflected
- 848 glare that could disturb the operator of a motor vehicle.
- 849 2. Any light that may be confused with, or construed as, a traffic control device,
- 850 except as authorized by state, federal or local government.

851 b. *Unshielded Lighting.* The use of unshielded lighting, including incandescent light bulbs hung or

852 strung on poles, wires, or any other type of support, is prohibited, except on a temporary basis in

853 areas where approved carnivals, fairs or other similar activities are held and only when such

854 activities are taking place.

855 c. *Light Pole and Building-Mounted Lighting Heights.* The maximum height of light poles on private

856 property, as measured from grade at the base to the bottom of the luminaries, shall be as specified

857 below. These standards do not apply to public right-of-way lighting. Permitted light pole heights

858 shall be as follows:

i. *Nonresidential Uses.*

1. Light poles and building-mounted fixtures shall be designed with fully shielded luminaries. Such poles or mounts shall not exceed twenty-five (25) feet in height.
2. Light poles for outdoor recreational facilities shall not exceed sixty (60) feet in height. Exterior lighting for the outdoor recreation areas is subject to administrative site plan review. Light poles for outdoor recreational facilities that exceed sixty (60) feet in height may be considered as a conditional use.

- ii. *Residential Uses.* Light poles for single- and two-family dwellings shall not exceed eight (8) feet in height. Light poles for nonresidential uses, multifamily and townhouse uses shall not exceed twelve (12) feet in height. Lighting, including under-soffit lighting mounted upon a single-family, two-family or townhouse residential dwelling, shall not be mounted higher than fifteen (15) feet above grade.

10.2.12. Site Plan Review.

Prior to the issuance of a building permit by the Director of Safety and Permits for establishment, change, or alteration of any use within the Eastern New Orleans Renaissance Corridor District, an administrative site plan shall be approved by the Executive Director of the City Planning Commission. The site plan shall be prepared and approved in accordance with the requirements and procedures set forth in Section 16.7. Upon approval of such plan, the Executive Director shall affix his/her signature to a reproducible copy of said plan. The City Planning Commission shall retain one (1) copy of the approved plan for its records.

10.2.13. Appeals.

Application for any variance or waiver from requirements set forth herein or from the regulations of the underlying zoning district shall be reviewed and approved by the City Council. The request shall be submitted to the City Planning Commission, accompanied by any site plans, drawings or data, either written or graphic, as deemed necessary by the City Planning Commission, for review and recommendation. The Planning Commission must make a recommendation within thirty (30) days of receipt of request. Upon receipt of the Planning Commission recommendation, the City Council shall advertise the request for the variance or waiver and shall allow discussion

885 on the variance or waiver prior to making a decision. Failure of the City Council to act within forty-five (45) days of
886 receipt of the City Planning Commission recommendation shall be deemed a denial of the variance or waiver.

887 For the purpose of considering a request for variance of the regulations contained in this section the City Council
888 shall consider the following criteria:

- 889 1. The granting of the variance is not inconsistent with the general provisions, intent and design requirements.
- 890 2. Harmony and compatibility with adjacent land uses would not be adversely affected.
- 891 3. Special conditions and circumstances exist which are peculiar to the land, structures, or buildings and
892 which are not applicable to other land, structures, or buildings in the same district.

893 **Section 10.3. - Highway Urban Corridor District.**

894 *10.3.1. Purpose of the District.*

895 The purpose of the Highway Urban Corridor District is to provide a superior environment along a portion of the I-
896 10 and I-510 Urban Corridors in Eastern New Orleans through the application of an overlay zoning district.
897 Somewhat different subdistrict regulations apply within each corridor, and the zoning district map may be
898 designated with "I-10 Urban Corridor District" or "I-510 Urban Corridor District," as the case may be. The overlay
899 district regulations are intended to supplement the regulations of the underlying (base) zoning districts and to
900 provide for the harmony and compatibility of development over a portion of the length of the I-10 and I-510 Urban
901 Corridors. These special regulations include provisions pertaining to design requirements intended to complement
902 land use development and to establish a positive design image along the corridor.

903 *10.3.2. Regulations of the Underlying Zoning District.*

904 Unless otherwise noted in these Highway Urban Corridor District regulations, the regulations of the underlying
905 zoning district shall apply. Single- and two-family uses when located in an underlying single- or two-family zoning
906 district shall not be subject to the regulations of the Highway Urban Corridor District. Nothing herein shall be
907 construed to supersede site plans approved under preexisting zoning districts such as a residential planned
908 community (RPC), conditional use (CU), industrial park (BIP), etc.

909 *10.3.3. Uses Authorized in the District.*

910 Only those uses of land listed under permitted use, accessory use or conditional use provisions of this section are
911 authorized within this zoning district.

912 *10.3.4. Permitted Uses.*

913 The permitted uses authorized in the Highway Urban Corridor District shall be the same as the permitted uses
914 authorized in the applicable underlying zoning district. The uses permitted are subject to compliance with the
915 special site design conditions specified in Section 10.3.9.

916 *10.3.5. Accessory Uses.*

917 The accessory uses authorized in the Highway Urban Corridor District shall be the same as the accessory uses
918 authorized under the applicable underlying zoning district regulations.

919 *10.3.6. Conditional Uses.*

920 Where allowed as a permitted use in the underlying zoning district, the following shall be conditional uses:

- 921 a. Cocktail lounges and bars.
- 922 b. Uses which sell alcoholic beverages for consumption on-premises which do not meet the definition
923 of a cafeteria or standard restaurant in Article 2, Section 2.2.
- 924 c. Uses under 10,000 square feet in floor area which sell alcoholic beverages for consumption off-
925 premises.
- 926 d. Only multi-family residential uses where the entirety of the ground-floor is occupied by a
927 commercial use; otherwise, multi-family residential uses are not permitted.

928 *10.3.7. Permitted Attached Identification Signs.*

929 The following sign regulations supersede those of, and take precedence over, the sign regulations in the underlying
930 zoning districts.

931 1. Accessory Signs. Each business on the premises shall be allowed either one (1) flat sign or one (1)
932 projecting sign, per street frontage, subject to the following provisions:

- 933 a. *Permitted Contents:* Identification by letter, numeral, symbol, or design of the use, its name and/or
934 address and the nature of the use.
- 935 b. *Permitted Sign Area:* The allowable sign area shall be computed at one (1) square foot per lineal
936 foot of building width or individual tenant space along the wall on which the business has its main
937 entrance. In no case shall the area for any flat or projecting sign be greater than 200 square feet.
938 Illuminated signs shall be included in the computation of aggregate sign area and in addition shall

be limited to ten (10) percent of the total glass area of the window in which they are placed. Neon tubing outline of a shop window or within five (5) feet of such window shall be included in the sign area and measured by multiplying the length of the tubing by six (6) inches.

c. *Permitted Dimensions:* In every case the height of any flat or projecting sign measured from the bottom to the top shall not be greater than one-half ($\frac{1}{2}$) the width from one (1) side to the other. No projecting sign shall extend more than five (5) feet from the face of the building.

d. *Permitted Height:* No accessory sign shall be erected above the parapet level of the main building.

e. *Permitted Illumination:* The sign may be illuminated but may not flash, blink or fluctuate.

f. *Animation:* No sign shall be animated or change physical condition by any movement or rotation.

g. *Temporary, Nonilluminated Paper Signs:* Such signs in show windows are limited to ten (10) percent of the total glass area of the window in which they are placed.

2. Canopy Signs.

Each business shall be allowed two (2) canopy signs with the area of each sign limited to eight (8) square feet.

3. Directional Signs.

Signs which give directions to motorists regarding the location of parking areas and access drives shall be permitted as accessory signs and should not be included in any computation of sign area. Directional signs are limited in area to four (4) square feet and shall not be more than six (6) feet in height above the ground; may be illuminated but may not flash, blink, or fluctuate; and shall not be animated.

10.3.8. *Permitted Detached Identification Signs.*

Each development shall be allowed one (1) detached sign, per street frontage, subject to the following provisions:

a. *Permitted Contents, Single Use:* The contents of a detached sign for a development containing a single use is limited to identification by letter, numeral, symbol, or design of the use, its name and/or address unless otherwise noted in Paragraph 5, below.

b. *Permitted Contents, More than One Use in Development:* The contents of a detached sign for a development containing more than one (1) use shall be allowed one (1) double-faced or multi-faced detached identification sign designating the name of the development and the names of the tenants of said

development. That portion of the sign area of said identification sign devoted to the listing of the development tenants shall be limited to twenty-five (25) percent of the total permitted sign area and furthermore, said tenant listings shall be uniform in size, type and lettering. Tenants or uses containing more than 25,000 square feet shall be allowed to have a separate detached identification sign.

c. *Height and Area of Detached Signs for All Developments:* All detached identification signs, for a single use or for a development containing several uses shall be limited as follows:

i. *Height:* The maximum height of any portion of any such sign or sign structure shall be thirty-five (35) feet.

ii. *Area:* For a development containing less than two (2) acres the allowable area of each face of a double-faced, detached identification sign shall be computed at one (1) square foot per lineal foot of street frontage (street frontage being the width of the lot or development site along the I-10 Service Road right-of-way) or seventy (70) square feet, whichever is less. For a development containing more than two (2) acres the maximum allowable area of each face of a double-faced, detached identification sign shall be 200 square feet, or one (1) square foot per lineal foot of street frontage, whichever is less. The combined area of all the faces of a multi-faced freestanding sign shall not exceed 400 square feet.

iii. *Number of Detached Identification Signs Allowed for All Development:* One (1) double-faced or multi-faced detached identification sign designating the name of the development and names of the tenants of said development shall be permitted for each 300 feet of street or highway frontage or part thereof existing along any one (1) parcel of property. An additional identification sign shall be permitted for each additional 300 feet or part thereof of a street or highway frontage; provided, however, when more than one (1) identical sign is so permitted, no identification sign shall be located closer than 300 feet from any other identification sign located on the same property.

iv. *Signage for Properties with Frontage on More Than One Street:* When property has more than 300 feet of frontage on a secondary street, the property shall be permitted to have the number of double-faced or multi-faced identification signs in accordance with Paragraph (4)(d), above, Number of Detached Signs Allowed for All Development.

- 993 v. *Location in Relation to Abutting Public Right-of-Way*: Any detached sign shall be set back from all
994 adjacent public rights-of-way a distance at least equal to half the height of the sign. The setback is
995 to be measured from the nearest portion of the sign.
- 996 vi. *Location in Relation to Abutting Property*: Notwithstanding Section 12.3.1, no detached
997 identification sign shall be located closer to any abutting parcel of property than a distance equal to
998 one and one-half (1.5) the height of the sign or the sign structure above ground level.
- 999 4. Rate and Price Signs for Gasoline Service Stations.
- 1000 Gasoline service stations shall be allowed to integrate rate and price information of gasoline prices into the
1001 detached identification sign subject to the following provisions:
- 1002 a. Freestanding signs displaying price and rate information are prohibited.
- 1003 b. Price and rate information on the detached identification sign shall be limited in area to thirty (30)
1004 percent of the surface of the sign.
- 1005 *10.3.9. Building Design*
- 1006 Development within the Highway Urban Corridor District shall comply with the design standards of this section.
1007 When renovations, alterations, additions or adaptive reuse of existing buildings are proposed, and the value of the
1008 proposed renovations is less than fifty (50) percent of the value of the structure, these regulations shall not apply.
- 1009 1. Façade.
- 1010 a. Multistory buildings shall be designed with a definable base, middle and top. Rooflines, cornice
1011 treatments, and window designs shall divide larger buildings.
- 1012 b. Façades of buildings, including side façades, shall be visually broken into bays to avoid the
1013 appearance of large, blank walls. When visible from the public right-of-way, façades shall include
1014 architectural features to avoid the appearance of blank walls facing the street. These include, but
1015 are not limited to, changes in the wall plane of at least two (2) feet, changes in wall texture or
1016 masonry patterns, colonnade, columns or pilasters.
- 1017 c. The use of multiple materials, textures or colors is required to add visual interest to the façade.
1018 Building facades in excess of one hundred (100) feet shall include a repeating pattern with no less
1019 than two (2) of the following elements: color change, texture change, material module change, or a

1020 wall articulation change of no less than two (2) feet such as an offset, reveal, pilaster or projecting
1021 rib. All elements shall repeat at intervals deemed appropriate by the staff of the City Planning
1022 Commission.

1023 d. Predominant façade colors shall be subtle, neutral or earth-tone colors.

1024 2. Fenestration.

1025 The ground floor shall maintain a transparency of sixty percent (60%). Windows shall be constructed of
1026 clear or lightly tinted glass (no tinting above twenty percent (20%) or reflective glass).

1027 3. Rooflines.

1028 a. Roof lines shall either be varied with a change in height or with the incorporation of a major focal
1029 point feature, such as a stepped parapet, gable or projected wall feature, every one hundred (100)
1030 linear feet in building length.

1031 b. Parapet walls shall feature three-dimensional cornice treatments or other shadow-creating detail
1032 elements along their tops.

1033 4. Entrances.

1034 Façades that abut parking areas and contain a public entrance shall make provision for pedestrian walkways
1035 and landscape areas.

1036 5. Building Materials.

1037 a. The following materials are permitted for use on exterior elevations:

1038 i. Clay brick

1039 ii. Natural or cast stone

1040 iii. Wood

1041 iv. Architectural precast concrete

1042 v. Glass curtain walls

1043 vi. Such other materials as may become available in the future and shall be deemed
1044 acceptable by the Executive Director of the City Planning Commission as consistent with
1045 the purpose of this district.

1046 b. The following building materials are prohibited. However, such materials may be used as part of
1047 decorative or detail elements, or if deemed appropriate by the Executive Director of the City
1048 Planning Commission.

- 1049 i. Plain concrete block
- 1050 ii. Aluminum, steel, corrugated metal or other metal sidings
- 1051 iii. Exposed aggregate (rough finish) concrete wall panels
- 1052 iv. Exterior insulating finish systems (EIFS)
- 1053 v. Plastic

1054 10.3.10. *Special Site Design Conditions.*

1055 All authorized uses shall comply with the following standards:

- 1056 1. *Landscape Buffer.* All sites within the Highway Urban Corridor District shall provide a landscape buffer
1057 within the property line abutting the Corridor frontage. The landscape buffer shall have a depth of not less
1058 than twenty (20) feet. No parking or pavement shall be allowed in the landscape buffer except for approved
1059 accessways, pedestrian walks, and permitted detached signs. The landscape buffer shall contain trees,
1060 shrubs, and other landscape elements. Trees shall be planted at the rate of one (1) per twenty-five (25)
1061 lineal feet of street frontage, and may be spaced evenly or planted in groups or clusters. Acceptable trees
1062 shall be limited to those with ratings of 1 Excellent or 2 Good in the most current revision of the Louisiana
1063 Cooperative Extension Service bulletin, "Tree Rating for the New Orleans Area supplement to Trees for
1064 Louisiana Landscapes", subject to the review and approval of the staff of the City Planning Commission.
1065 All such trees shall have minimum trunk sizes of two-inch caliper, and have a height of twelve (12) feet,
1066 with the exception of wax myrtle and crape myrtle, which shall be a minimum of eight (8) feet. Other
1067 species may be included in the landscape buffer but they may not be counted toward fulfilling the
1068 requirements of this section. Whenever a development is intended to be phased, the required landscape
1069 buffer shall be implemented as a part of the first phase undergoing construction.
- 1070 2. *Setbacks.* All buildings shall be set back not less than thirty (30) feet from the property line facing the
1071 Highway Urban Corridor District rights-of-way. No vehicular parking shall be allowed within the setback
1072 area, and the land within the setback shall be planted in turf and landscaped.

- 1073 3. *Off-Street Loading*. Service drives or other areas shall be provided for off-street loading in such a way that
1074 while in the process of loading or unloading, no truck will block the passage of other vehicles on the
1075 service drive or extend into any other public or private drive or street.
- 1076 4. *Off-Street Loading Screening*. All loading areas shall be screened by wooden, brick or masonry fences at
1077 least six (6) feet in height.
- 1078 5. *Required Screening*. The vehicular use area, defined as all areas subject to vehicular traffic, including
1079 parking lots, access ways, loading areas, and service areas, shall be screened according to the following
1080 criteria:
- 1081 a. When a vehicular use area abuts any residential district or permitted residential use, a six-foot-high
1082 opaque screen is required along the abutting edge. The screen may consist of a masonry wall,
1083 wooden fence, earth berm, opaque hedge, or any combination thereof.
- 1084 b. When any part of a vehicular use area is visible from a street of public right-of-way which abuts
1085 the property there shall be a continuous planting between such vehicular use areas and the abutting
1086 public right-of-way. Such a planting shall attain a height between thirty-six (36) inches and fifty-
1087 four (54) inches above the top of curb elevation. Such a continuous planting may be in the form of
1088 a hedge, but may also include several types of plants, providing the overall continuity of the
1089 planting is not interrupted. As an alternative to the continuous planting, a masonry wall or earth
1090 berm meeting the same height requirements as the planting, or a combination of the above
1091 elements, may be substituted. The only exception to this requirement shall be at the location of
1092 approved vehicular and pedestrian accessways.
- 1093 c. Refuse storage areas shall be enclosed with an opaque screen, a minimum of six (6) feet in height,
1094 with gates.
- 1095 6. *Interior Landscaping of Vehicular Use Area*. Landscaped areas within the interior of the vehicular use area
1096 shall be provided when the vehicular use area is over five thousand (5,000) square feet. The following
1097 conditions apply to these interior landscaped areas:
- 1098 a. The total of all interior landscaped areas shall occupy at least ten percent (10%) of the vehicular
1099 use area.

- 1100 b. Each interior landscape area shall be at least one hundred (100) square feet in area.
- 1101 c. The length of any side shall be at least five (5) feet.
- 1102 d. The interior landscaped areas shall be raised and curbed with permanently anchored curbing
- 1103 having a ninety-degree height of six (6) inches.
- 1104 e. Each interior landscaped area shall have an approved tree planted at the minimum ratio of one (1)
- 1105 tree per one hundred (100) square feet of interior landscape island.
- 1106 f. There shall be at least three (3) shrubs, each of which shall attain a height of thirty-six (36) inches,
- 1107 for each tree planted within the development.
- 1108 g. All residual areas not used for parking, travel lanes, or pedestrian walkways shall be landscaped.
- 1109 7. *Perimeter Landscape Strip.* The purpose of the perimeter landscape strip is to clearly delineate the
- 1110 boundaries of vehicular use areas associated with individual development. This requirement is intended to
- 1111 ensure compatibility of abutting developments, particularly in terms of vehicular circulation safety. Where
- 1112 vehicular circulation is desired between two (2) abutting developments, it is the responsibility of the
- 1113 developers to submit plans which reflect compatibility in design. The perimeter landscape strip shall count
- 1114 as part of the minimum ten percent (10%) interior landscape area requirement.
- 1115 a. A landscape perimeter strip having a minimum width of five (5) feet is required along the outer
- 1116 edge of the vehicular use area, except in the following situations:
- 1117 i. Where access ways exist between vehicular use areas of separate developments.
- 1118 ii. Where required landscape buffer is located.
- 1119 iii. Where service drives or loading zones are located behind a main building, and are not
- 1120 visible from the main parking area and not directly abut a residential zoning district.
- 1121 iv. Where a vehicular use area abuts a building.
- 1122 b. Where two (2) developments are intended to interconnect, an alternative to the perimeter landscape
- 1123 strip in its strictest sense may be proposed. Such an alternative shall be contingent upon the
- 1124 following factors:
- 1125 i. The square footage of the alternate proposal shall be at least half of the area that would
- 1126 otherwise be required as a perimeter strip.

- 1127 ii. Site plans for both developments shall be submitted in order to determine feasibility of the
1128 interconnection.
- 1129 c. Two (2) landscape perimeter strips may abut one another. The planting design of each shall be
1130 compatible in order to prevent maintenance problems.
- 1131 d. Trees shall be planted within the perimeter strips at the same rate as for the interior landscape
1132 areas, that is, one (1) tree per two hundred (200) square feet of landscape area. They may be
1133 planted either evenly spaced or in groups or clusters.
- 1134 8. *Exterior Lighting.*
- 1135 a. *Light Trespass and Distraction.*
- 1136 i. No exterior lighting shall glare into, or upon, the surrounding area or any residential
1137 premises. In addition, no exterior lighting may be used in any manner that should interfere
1138 with the safe movement of motor vehicles on public streets. The light level shall be no
1139 greater than one-half (0.5) foot-candle at a residential property line and one (1) foot-
1140 candle at any nonresidential property line or public right-of-way line.
- 1141 ii. Specifically, the following types of light trespass are prohibited:
- 1142 1. Any light not designed for roadway illumination that produces direct or reflected
1143 glare that could disturb the operator of a motor vehicle.
- 1144 2. Any light that may be confused with, or construed as, a traffic control device,
1145 except as authorized by state, federal or local government.
- 1146 b. *Unshielded Lighting.* The use of unshielded lighting, including incandescent light bulbs hung or
1147 strung on poles, wires, or any other type of support, is prohibited, except on a temporary basis in
1148 areas where approved carnivals, fairs or other similar activities are held and only when such
1149 activities are taking place.
- 1150 c. *Light Pole and Building-Mounted Lighting Heights.* The maximum height of light poles on private
1151 property, as measured from grade at the base to the bottom of the luminaries, shall be as specified
1152 below. These standards do not apply to public right-of-way lighting. Permitted light pole heights
1153 shall be as follows:

i. *Nonresidential Uses.*

1. Light poles and building-mounted fixtures shall be designed with fully shielded luminaries. Such poles or mounts shall not exceed thirty-five (35) feet in height.
2. Light poles for outdoor recreational facilities shall not exceed sixty (60) feet in height. Exterior lighting for the outdoor recreation areas is subject to administrative site plan review. Light poles for outdoor recreational facilities that exceed sixty (60) feet in height may be considered as a conditional use.

- ii. *Residential Uses.* Light poles for single- and two-family dwellings shall not exceed eight (8) feet in height. Light poles for nonresidential uses, multifamily and townhouse uses shall not exceed twelve (12) feet in height. Lighting, including under-soffit lighting mounted upon a single-family, two-family or townhouse residential dwelling, shall not be mounted higher than fifteen (15) feet above grade.

10.3.11 Site Plan Review.

Prior to the issuance of a building permit by the Director of Safety and Permits for establishment, change or alteration of any use within the Highway Urban Corridor District, an administrative site plan shall be approved by the Executive Director of the City Planning Commission. The site plan shall be prepared and approved in accordance with the requirements and procedures set forth in Section 16.7. Upon approval of such plan, the Executive Director shall affix her signature to a reproducible copy of said plan. The City Planning Commission shall retain one (1) copy of the approved plan for its records.

10.3.12. Appeals.

Application for any variance or waiver from requirements set forth herein or from the regulations of the underlying zoning district shall be reviewed and approved by the City Council. The request shall be submitted to the City Planning Commission, accompanied by any site plans, drawing or data, either written or graphic as deemed necessary by the City Planning Commission, for review and recommendation. The Planning Commission must make a recommendation within thirty (30) days of receipt of request. Upon receipt of the Planning Commission recommendation, the City Council shall advertise the request for the variance or waiver and shall allow discussion

1181 on the variance or waiver prior to making a decision. Failure of the City Council to act within forty-five (45) days of
1182 receipt of the City Planning Commission recommendation shall be deemed a denial of the variance or waiver.
1183 For the purpose of considering a request for variance of the regulations contained in this section the City Council
1184 shall consider the following criteria:
1185 1. The granting of the variance is not inconsistent with the general provisions, intent and design requirements.
1186 2. Harmony and compatibility with adjacent land uses would not be adversely affected.
1187 3. Special conditions and circumstances exist which are peculiar to the land, structures, or buildings and
1188 which are not applicable to other land, structures, or buildings in the same district.
1189 * * *

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS OCT 10 2013

JACQUELYN B. CLARKSON
PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON OCT 11 2013

APPROVED: OCT 15 2013

MITCHELL J. LANDRIEU

MAYOR

RETURNED BY THE MAYOR ON OCT 15 2013 AT 2 35 PM

LORA W. JOHNSON

INTERIM CLERK OF COUNCIL

ROLL CALL VOTE:

YEAS: Cantrell, Clarkson, Gisleson Palmer, Gray, Guidry, Head, Hedge-Morrell - 7

NAYS: 0

ABSENT: 0

THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY

Lora W. Johnson
CLERK OF COUNCIL

29747 dm